

Zoning & Subdivision Report

Planning & Development Department ~ 417/864-1611
840 Boonville Avenue ~ Springfield, Missouri 65801

ZONING ORDINANCE AMENDMENT: INDUSTRIAL DISTRICTS AMENDMENT

DATE: January 27, 2010

PURPOSE: To amend the permitted uses section of all industrial districts to add the wholesale sales and distribution use and revise the retail sales use in the Zoning Ordinance.

STAFF COMMENTS:

1. City Council approved a resolution (G.O. 9751) on January 11, 2010 to initiate a text amendment to the Zoning Ordinance that would add the wholesale sales and distribution use and revise the retail sales use in the Zoning Ordinance.
2. The industrial districts referenced in the proposed amendments include the RI, Restricted Industrial, LI, Light Industrial, GM, General Manufacturing, HM, Heavy Manufacturing and IC, Industrial Commercial Districts.
3. Staff is proposing to add the wholesale sales and distribution use to the permitted uses section in all industrial districts of the Zoning Ordinance. The wholesale sales and distribution is currently only allowed as a conditional use permit in the HC, Highway Commercial District. Staff believes this use is more than appropriate for all of the City's industrial districts which are more intense than the HC zoning district and will bring many existing wholesale uses into conformity with the Zoning Ordinance. This text amendment will also make more uses available to businesses that locate in an industrial district.
4. Staff is proposing to change the retail sales use to provide more flexibility within the industrial zoning districts. Staff has determined that the common land use practices have changed since the original Zoning Ordinance was enacted and that industrial district uses are utilizing more retail sales areas as part of their business structure. The proposed amendment would place a maximum retail sales area at ten thousand (10,000) square feet in the industrial districts, but allow retail sales products to be produced, distributed or sold wholesale on site by the principal use. The existing retail sales use language limits a business to a retail area of no more than twenty (25) percent of the gross floor area and limits products sold to those customarily produced on the site. The current Zoning Ordinance language regarding retail sales created interpretation issues while the new

language is more flexible and easily measured. The IC, Industrial Commercial District, does not require any modifications regarding the retail sales use because it already allows for an unlimited amount of floor area dedicated to retail sales.

5. Public Works and Building Development Services support the proposed text amendment.

RECOMMENDATION: Staff recommends **approval**.

STAFF CONTACT PERSON:

Daniel Neal
Senior Planner

ATTACHMENT A
PROPOSED FRONT YARD TEXT AMENDMENT

New text is underlined and deleted text is ~~overstruck~~

Section 4-4002. Permitted Uses.

(RI, Restricted Industrial)

- U. Retail sales of products related to the principal use provided that the gross amount of floor area devoted to sales and display does not exceed twenty-five (25) per cent of the gross floor area of the structure or ten thousand (10,000) square feet, whichever is less. Products related to the principal use include products produced, distributed or sold wholesale on site by the principal use. Retail sales of products customarily produced by the principal use provided that the gross amount of floor area devoted to sales and display does not exceed twenty (25) percent of the gross floor area of the structure.

II. Wholesale sales and distribution.

Section 4-4102. Permitted Uses.

(LI, Light Industrial)

- S. Retail sales of products related to the principal use provided that the gross amount of floor area devoted to sales and display does not exceed twenty-five (25) per cent of the gross floor area of the structure or ten thousand (10,000) square feet, whichever is less. Products related to the principal use include products produced, distributed or sold wholesale on site by the principal use. Retail sales of products customarily produced by the principal use provided that the gross amount of floor area devoted to sales and display does not exceed twenty (25) percent of the gross floor area of the structure.

GG. Wholesale sales and distribution.

Section 4-4202. Permitted Uses.

(GM, General Manufacturing)

- Y. Retail sales of products related to the principal use provided that the gross amount of floor area devoted to sales and display does not exceed twenty-five (25) per cent of the gross floor area of the structure or ten thousand (10,000) square feet, whichever is less. Products related to the principal use include products produced, distributed or sold wholesale on site by the principal use. Retail sales of products customarily produced by the principal use provided that the gross amount of floor area devoted to sales and display does not exceed twenty (25) percent of the gross floor area of the structure.

OO. Wholesale sales and distribution.

Section 4-4302. Permitted Uses.

(HM, Heavy Manufacturing)

JJ. Retail sales of products related to the principal use provided that the gross amount of floor area devoted to sales and display does not exceed twenty-five (25) per cent of the gross floor area of the structure or ten thousand (10,000) square feet, whichever is less. Products related to the principal use include products produced, distributed or sold wholesale on site by the principal use. Retail sales of products customarily produced by the principal use provided that the gross amount of floor area devoted to sales and display does not exceed twenty (25) percent of the gross floor area of the structure.

CCC. Wholesale sales and distribution.

Section 4-4402. Permitted Uses.

(IC, Industrial Commercial)

QQQ. Wholesale sales and distribution.